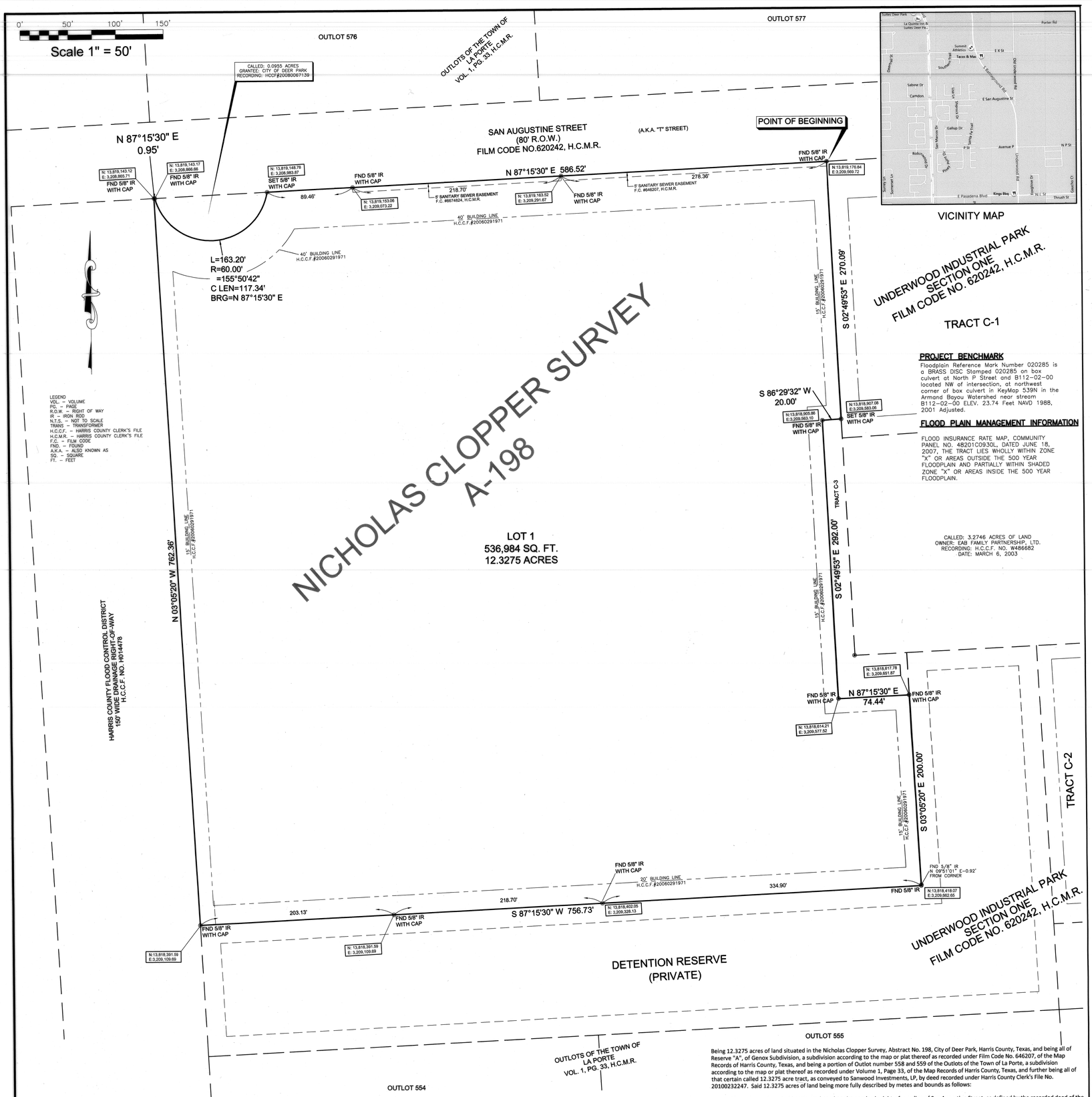

Being 12.3275 acres of land situated in the Nicholas Clopper Survey, Abstract No. 198, City of Deer Park, Harris County, Texas, and being all of Reserve "A", of Genox Subdivision, a subdivision according to the map or plat thereof as recorded under Film Code No. 646207, of the Map Records of Harris County, Texas, and being a portion of Outlot number 558 and 559 of the Outlots of the Town of La Porte, a subdivision according to the map or plat thereof as recorded under Volume 1, Page 33, of the Map Records of Harris County, Texas, and further being all of that certain called 12.3275 acre tract, as conveyed to Sanwood Investments, LP, by deed recorded under Harris County Clerk's File No. 20100232247. Said 12.3275 acres of land being more fully described by metes and bounds as follows:

- All bearings referenced herein are based on the southerly right-of-way line of San Augustine Street, as defined by the recorded deed of the subject tract of land, North 87°15'30" East.

BEGINNING at a 5/8 inch iron rod with plastic cap found for the northwesterly boundary corner of that certain called Tract C-1, of the Underwood Industrial Park, Section One, a subdivision according to the map or plat thereof as recorded under Film Code No. 620242, of the Map Records of Harris County, Texas, said iron rod also being located in the southerly right-of-way line of San Augustine Street, based on a width of 80 feet;

THENCE South 02°49'53" East, along the westerly boundary line of the said Tract C-1, for a distance of 270.09 feet to a 5/8 inch iron rod with plastic cap set for corner; said iron rod being the northeasterly boundary corner of that certain called Tract C-3, of the said Underwood Industrial Park, Section One;

THENCE South 86°29'32" West, along the northerly boundary line of the said Tract C-3, for a distance of 20.00 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the northwesterly boundary corner of the said Tract C-3;

THENCE South 02°49'53" East, along the westerly boundary line of the said Tract C-3, for a distance of 292.00 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southwesterly boundary corner of the said Tract C-3;

THENCE North 87°15'30" East, along the southerly boundary line of the said Tract C-3, for a distance of 74.44 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southeasterly boundary corner of the said Tract C-3 and being located in a westerly boundary line of that certain called Detention Reserve, of the said Underwood Industrial Park, Section One;

THENCE South 03°05'20" East, along a westerly boundary line of the said Detention Reserve, for a distance of 200.00 feet, to a point for corner, from which a 5/8 inch iron rod was found to lie North 09°51'01" East - 0.92 feet, said point being an interior boundary corner of the said Detention Reserve;

THENCE South 87°15'30" West, along a northerly boundary line of the said Detention Reserve, passing at a distance of 334.90 feet, a 5/8 inch iron rod with plastic cap found and continuing, passing at an additional distance of 218.70, a 5/8 inch iron rod with plastic cap found, and continuing on for a total distance of 756.73, to a 5/8 inch iron rod set for corner, said iron rod being the intersection of the north line of a "Detention Reserve (Private)" as depicted on the subdivision plat of Underwood Industrial Park, Section One as recorded under Film Code No. 620242 of the Map Records of Harris County, Texas and the east line of a 150-foot wide Harris County Drainage District right-of-way as described in Harris County Clerk's File No. H014478;

THENCE North 03°05'20" West, along the east line of said 150-foot wide Harris County Drainage District right-of-way, for a distance of 762.36 feet to 5/8-inch iron rod with plastic cap found for corner in the south right-of-way line of San Augustine Street (based on a width of 80-feet) as recorded under Film Code No. 620024 of the Map Records of Harris County, Texas;

THENCE North 87° 15'30" East, along the south right-of-way line of said San Augustine Street, for a distance of 0.95 feet to 5/8-inch iron rod with plastic cap found for corner marking the beginning of curvature of a non-tangent curve to the left;

THENCE in an easterly direction, along the arc of said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 155°50'42", an arc length of 163.20 and a chord bearing North 87°15'30" - 117.34 feet to a 5/8-inch iron rod with plastic cap set for the end point of herein described non-tangent curve;

THENCE North 87°15'30" East, along the southerly right-of-way of said San Augustine Street, passing at a distance of 89.46 feet, a 5/8 inch iron rod with plastic cap found, and continuing, passing at an additional distance of 218.70 feet, a 5/8 inch iron rod with plastic cap found, and continuing for a total distance of 586.52 feet to the **POINT OF BEGINNING** and containing within these calls 536,984 square feet or 12.3275 acres of land.

STATE OF TEXAS
COUNTY OF HARRIS

WE, GENOX TRANSPORTATION, INC. THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE GENOX REPLAT NO 2 SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS GENOX REPLAT NO 2 SUBDIVISION IN THE N. CLOPPER SURVEY A-198, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

"THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT EASEMENTS SHOWN HEREON.

"WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 21ST DAY OF FEB, 2019.

BY: Kevin L Mathews
Kevin L Mathews

ATTESTED BY: Randy Stockwell
RANDY STOCKWELL

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kevin L. Mathews and Randy Stockwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of February 2019

Notary Public in and for Harris County, Texas

Candi M Carpenter
My Commission Expires
03/30/2023
ID No. 130317856

Printed Name: Candi M. Carpenter
My Commission expires: 3/30/2023

THIS IS TO CERTIFY THAT I, KEVIN KOLB, OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS (5/8 INCH DIA. X 18" LONG) AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5269

STATE OF TEXAS REGISTERED KEVIN K. KOLB 5269 PROFESSIONAL LAND SURVEYOR

I, CITY ENGINEER FOR THE CITY OF DEER PARK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF DEER PARK'S SUBDIVISION ORDINANCE.

CITY ENGINEER
R. ADAM BALLESTEROS, P.E.

"WE, THE UNDERSIGNED MEMBERS OF THE DEER PARK PLANNING AND ZONING COMMISSION IN A MEETING DULY AND LEGALLY HELD IN THE CITY OF DEER PARK, IN ACCORDANCE WITH CITY ORDINANCES, ON THE _____ DAY OF _____, 2019, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF GENOX REPLAT NO 2, AND BY ITS ORDER, DULY RECORDED IN THE MINUTES OF THE DEER PARK PLANNING AND ZONING COMMISSION, ORDERED SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF HARRIS COUNTY, TEXAS.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS THE _____ DAY OF _____ A.D. 2019.

DON TIPPIT _____ CHAIR, PLANNING AND ZONING COMMISSION

DOUGLAS COX _____ SECRETARY, PLANNING AND ZONING COMMISSION."

"WE, THE FIRE CHIEF AND/OR FIRE MARSHAL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND THE PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DATE: _____
DON DAVIS FIRE CHIEF

DATE: _____
BUDDY RICE FIRE MARSHAL

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK _____M., IN VOLUME _____ AT PAGE _____, HARRIS COUNTY MAP RECORDS. "WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

BY: _____, DEPUTY."

GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF UNDERWOOD INDUSTRIAL PARK, SECTION ONE ZONED M-1 AS RECORDED UNDER FILM CODE No. 620242, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS AND ANY OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY CAPITAL TITLE, G.F. NO. 18-385811-LG, EFFECTIVE DATE: SEPTEMBER 13, 2018.

3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

4. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

5. SUBJECT TO THE RESTRICTIVE COVENANTS OR RECORD FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 2006029197, 2010020655 AND 2011067989.

6. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00011479.

ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.

EXISTING ELECTRICAL SERVICE IS PRESENT ALONG THE RIGHT-OF-WAY LINE OF UNDERWOOD ROAD AND ALONG THE SOUTH BOUNDARY LINE.

PROPERTY ZONING IS DESIGNATED M1 - INDUSTRIAL PARKS.

EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.

ABSTRACT NAME: N. CLOPPER SURVEY, A-198.
TOTAL SUBDIVISION ACREAGE: 12.3275

GENOX REPLAT NO 2

A SUBDIVISION OF 12.3275 ACRES OF LAND SITUATED IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND BEING ALL OF LOT 1, GENOX SUBDIVISION REPLAT NO 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER FILM CODE NO. 574824, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING A PORTION OF OUTLOT 559, OF THE TOWN OF LA PORTE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 50'
1 LOT
DATE: FEBRUARY, 2019
1 BLOCK

OWNER:
GENOX TRANSPORTATION, INC.
2900 EAST SAN AUGUSTINE
DEER PARK, TEXAS 77536
281-479-0338

SURVEYOR
TOTAL SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
4301 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719
T.B.P.L.S. FIRM # 10075300